

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes a Minor Use Permit / Coastal Development Permit to allow for an existing as-built 110 square foot bathroom addition attached to an existing 540 square foot detached recreation room, located in the rear yard behind an existing single family residence.
2. Maximum height is 15' above the highest point of the lot when measured from the highest point of the roof.

Conditions required to be completed at the time of application for construction permits

Site Development

3. The applicant shall apply for building permits to permit the existing as-built 110 square foot bathroom addition.
4. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan and architectural elevations.
5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Drainage

6. **At the time of application for construction permits**, the applicant shall submit a drainage plan for review and approval by the County Department of Public Works. Drainage plans shall be designed to retain water on-site and encourage infiltration when feasible. Natural drainage patterns should be retained and remediated if retention is infeasible on-site.

Fire Safety

7. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

8. **At the time of application for construction permits**, the applicant shall submit evidence that the existing septic system is adequate to serve the proposed project.

Conditions to be completed prior to issuance of a construction permit

Water Resources

9. **Prior to issuance of building permits**, the applicant shall submit to the Department of Planning and Building for review and approval evidence to the satisfaction of the Planning Director that the applicant has retrofitted all existing structures on the site as required by Title 19 of the County Code..

Fees

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to final building inspection

11. The applicant shall apply for building permits to permit the existing as-built 110 square foot bathroom addition.

Fire Protection

12. **Prior to final inspection**, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.

Development Review Final Inspection

13. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

14. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once all final inspections associated to this permit have been completed, and all building permits associated to this permit have been finalized.
15. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.